



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

WNI 15-010067
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ATTORNEYS FOR THE BANK OF NEW YORK
MELLON TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, AS TRUSTEE, FOR CERTIFICATEHOLDERS OF NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR1

In Re:
JEAN C. KOEGLER, III,
DEBTOR

Order Filed on June 7, 2023
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 23-12617-VFP

Judge: HONORABLE VINCENT F.
PAPALIA

Chapter: 13

**ORDER VACATING AUTOMATIC STAY AND CO-DEBTOR STAY
AND PROVIDING PROSPECTIVE IN REM RELIEF**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby ORDERED.

DATED: June 7, 2023

A handwritten signature in black ink, appearing to read "Honorable Vincent F. Papalia".

Honorable Vincent F. Papalia
United States Bankruptcy Judge

Upon the motion of LOGS LEGAL GROUP LLP, Attorneys for THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, AS TRUSTEE, FOR CERTIFICATEHOLDERS OF NOMURA ASSET ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-AR1, under Bankruptcy Code section 362(d) and section 105(a) to vacate the automatic stay and provide prospective in rem relief as to certain real property as hereinafter set forth, and for cause shown,

1. It is ORDERED the automatic stay of 11 U.S.C. §362(a) is vacated to permit the movant to institute or resume and prosecute to conclusion one or more action(s) in the court (s) of appropriate jurisdiction to foreclose mortgage(s) held by the movant or alternatively to allow movant to pursue alternatives to foreclosure upon the following:

Land and premises known as **Lot 15 Block 40.03**
Commonly known as 52 Sterling Avenue, Weehawken, NJ 07086.

2. It is ORDERED that the co-debtor stay under 11 U.S.C. 1301 is vacated as to the co-debtor Margaret Koegler, to permit Plaintiff to pursue its rights in the real property described above.

3. The movant may join the Debtor and any trustee appointed in this case as defendants in its foreclosure action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

4. IT IS FURTHER ORDERED that any future bankruptcy filings by the Debtor, Jean C. Koegler, III, and/or co-debtor Margaret Koegler, individually or jointly, shall not invoke the automatic stay against Wells Fargo Bank, N.A. and/or its assignees with regard to the property located at Lot 15 Block 40.03 Commonly known as 52 Sterling Avenue, Weehawken, NJ 07086.

5. IT IS FURTHER ORDERED that the Office of the Register of Hudson County is hereby directed to allow for the recording of this Order, and that this Order is effective for two (2) years from the date of entry, provided it is recorded as provided for by 11 U.S.C. §362(d)(4).

The movant shall serve this order on the Debtor, any trustee and other party who entered an appearance on the motion.

In re:
Jean C Koegler, III
Debtor

Case No. 23-12617-VFP
Chapter 13

District/off: 0312-2
Date Rcvd: Jun 08, 2023

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol Definition

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 10, 2023:

Recip ID	Recipient Name and Address
db	+ Jean C Koegler, III, 52 Sterling Avenue, Weehawken, NJ 07086-6809

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 10, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 8, 2023 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE ON BEHALF OF THE SECURITYHOLDERS OF THE HOME EQUITY MORTGAGE TRUST 2005-HF1 dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Elizabeth L. Wassall	on behalf of Creditor The Bank of New York Mellon Trust Company N.A., as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, as Trustee, for certificateholders of Nomura Asset Acceptance ewassall@logs.com, njbankruptcynotifications@logs.com;logsecf@logs.com
Elizabeth L. Wassall	on behalf of Creditor The Bank of New York Mellon Trust Company N.A., as successor-in-interest to all permitted successor ewassall@logs.com, njbankruptcynotifications@logs.com;logsecf@logs.com
Marie-Ann Greenberg	magecf@magtrustee.com
Russell L. Low	

District/off: 0312-2

User: admin

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Date Rcvd: Jun 08, 2023

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Total Noticed: 1

on behalf of Debtor Jean C Koegler III ecf@lowbankruptcy.com, ecf@lowbankruptcy.com;r57808@notify.bestcase.com

U.S. Trustee

USTPRegion03.NE.EDCF@usdoj.gov

TOTAL: 6